



ENTRANCE HALL

LIVING ROOM

KITCHEN/BREAKFAST ROOM

UTILITY ROOM

DINING ROOM

CONSERVATORY

BEDROOM 1

ENSUITE

BEDROOM 2

BEDROOM 3

FAMILY BATHROOM

DOUBLE GARAGE



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Holywell Way
Longthorpe, Peterborough, PE3 6SS
£550,000



Holywell Way Longthorpe, Peterborough PE3 6SS

A rare opportunity to settle long-term in the desirable Longthorpe area – this spacious detached bungalow offers excellent space both inside and out, with wraparound gardens, double garage, three double bedrooms, two reception rooms and well connected to everything you need right on your doorstep.

- DETACHED BUNGALOW ON A LARGE CORNER PLOT
- AVAILABLE WITH NO FORWARD CHAIN
- THREE DOUBLE BEDROOMS
- DOUBLE GARAGE AND SECURE PARKING BEHIND GATE
- FRONT, REAR AND SIDE GARDENS - ALL PRIVATE AND NOT OVERLOOKED
- RECENTLY RE-DECORATED AND NEW FLOORING THROUGHOUT
- DINING ROOM LEADING TO CONSERVATORY OVERLOOKING THE GARDEN
- POPULAR LOCATION WITH WALKING SPOTS, FERRY MEADOWS AND AMENITIES CLOSE BY
- EASY ACCESS TO PETERBOROUGH CITY CENTRE, HOSPITAL AND TRAVEL LINKS INCLUDING A47
- IDEAL LONG TERM HOME FOR ANYONE LOOKING FOR ONE FLOOR LIVING

Viewings: By appointment
£550,000

ENTRANCE HALL

11'5" x 5'10" | 3'6" x 11'10"
Door to front, fitted carpet, loft access, airing cupboard, access to:

LIVING ROOM

11'6" x 20'6"
UPVC double glazed window to front, uPVC double glazed bay window to side, fitted carpet, radiator, fireplace.

KITCHEN/BREAKFAST ROOM

8'6" x 12'7"
UPVC double glazed window to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops, fitted 1 1/2 bowl stainless steel sink drainer, fitted four ring hob, built in oven and grill, space for appliances, radiator.

UTILITY ROOM

8'6" x 5'6"
Door to rear, uPVC double glazed window to side, fitted worktops with space for appliances, gas central heating boiler.

DINING ROOM

12" x 7'8"
Double doors to the front leading to the conservatory, fitted carpet, radiator.

CONSERVATORY

11'11" x 11'11" max
Brick based built, timber double glazed construction, tiled flooring, radiator.

BEDROOM 1

12" max x 12'4"
UPVC double glazed window to front, fitted carpet, radiator, access to:

ENSUITE

6'6" x 8'5"
Obscure uPVC double glazed window to side, four-piece suite with WC < wash hand basin, shower cubicle, bath, tiled surround, radiator.

BEDROOM 2

9'8" x 11'6"
UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 3

11'10" x 8'6"
UPVC double glazed window to rear, fitted carpet, radiator.

FAMILY BATHROOM

5'10" x 7'5" max
Obscure uPVC double glazed window to rear, three piece suite with bath, WC, wash hand basin, tiled surround, radiator.

OUTSIDE

Gated access to the front, leading to a gravelled driveway leading up to the detached double garage. The garden space wraps around the front and rear of the home, mainly laid with lawn, with mature shrubs and trees, there is a pond space, decking area, private enclosed allotment space - the garden is private and not overlooked with lots of potential.

DOUBLE GARAGE

Brick built, pitched roof, two single doors to front, power and lighting connected.

TENURE

Freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC